

| CURVE TABLE | | | | | | |
|-------------|------------|---------|---------|-----------|---------------|-------------|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BRG. | CHORD DIST. |
| C1 | 5°34'43" | 205.00' | 19.98' | 9.99' | S 24°58'11" W | 19.95' |
| C2 | 7°33'03" | 25.00' | 32.11' | 18.70' | S 9°01'59" E | 29.95' |
| C3 | 81°14'49" | 25.00' | 35.45' | 21.45' | N 86°26'55" W | 32.55' |
| C4 | 6°18'44" | 155.00' | 17.08' | 8.55' | N 49°46'19" E | 17.07' |
| C5 | 8°45'17" | 155.00' | 23.68' | 11.87' | N 58°01'10" E | 23.65' |
| C6 | 9°27'10" | 205.00' | 33.82' | 16.95' | N 58°22'06" E | 33.78' |
| C7 | 188°15'41" | 175.00' | 575.01' | -2423.19' | S 31°02'10" E | 349.09' |
| C8 | 26°30'36" | 210.00' | 97.16' | 49.47' | S 68°05'18" W | 96.35' |
| C9 | 10°42'38" | 25.00' | 45.69' | 32.41' | N 28°59'17" E | 39.54' |
| C10 | 246°43'48" | 65.00' | 279.91' | -98.71' | N 80°00'08" W | 108.57' |
| C11 | 10°42'38" | 25.00' | 45.69' | 32.41' | S 8°59'34" E | 39.54' |
| C12 | 60°02'56" | 210.00' | 220.09' | 121.36' | N 31°19'25" W | 210.16' |
| C13 | 32°40'16" | 375.00' | 213.83' | 109.91' | S 17°38'05" E | 210.95' |
| C14 | 32°06'13" | 205.00' | 114.86' | 58.98' | S 11°42'26" W | 113.37' |
| C15 | 86°53'53" | 155.00' | 235.08' | 146.83' | N 9°28'44" E | 213.19' |
| C16 | 32°40'16" | 425.00' | 242.34' | 124.57' | S 17°38'05" E | 239.07' |
| C17 | 123°52'04" | 160.00' | 345.90' | 300.08' | N 63°13'58" W | 282.37' |
| C18 | 117°29'51" | 225.00' | 461.41' | 370.77' | S 66°25'05" E | 384.71' |
| C19 | 65°12'25" | 25.00' | 28.45' | 15.99' | N 4°31'51" E | 26.84' |
| C20 | 170°00'37" | 60.00' | 178.03' | 686.51' | S 12°07'45" W | 119.54' |
| C21 | 65°12'25" | 25.00' | 28.45' | 15.99' | N 4°31'51" E | 26.84' |
| C22 | 31°10'02" | 225.00' | 122.39' | 62.75' | S 47°30'39" W | 120.89' |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 10°00'00" W | 70.51' |
| L2 | S 3°21'29" E | 50.00' |
| L3 | S 54°59'43" W | 39.42' |
| L4 | S 35°10'42" W | 57.91' |
| L5 | S 44°19'54" E | 44.53' |
| L6 | S 87°00'00" E | 73.88' |
| L7 | N 61°00'00" E | 100.00' |
| L8 | N 8°23'21" E | 82.34' |
| L9 | N 72°20'32" E | 26.89' |
| L10 | S 61°35'47" E | 88.81' |
| L11 | N 51°00'26" E | 97.06' |
| L12 | N 65°00'00" E | 20.14' |
| L13 | N 64°00'50" E | 76.80' |
| L14 | S 35°03'01" E | 25.73' |
| L15 | S 85°11'26" E | 33.84' |
| L16 | N 82°18'07" E | 16.56' |
| L17 | S 71°16'35" E | 21.38' |
| L18 | S 34°20'35" E | 27.24' |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L19 | S 32°35'59" E | 23.57' |
| L20 | S 5°50'33" E | 22.54' |
| L21 | S 25°54'49" W | 32.72' |
| L22 | S 49°52'19" E | 17.57' |
| L23 | S 25°38'15" E | 32.64' |
| L24 | S 39°44'14" E | 15.94' |
| L25 | S 38°45'40" E | 27.77' |
| L26 | N 34°21'59" E | 14.80' |
| L27 | N 85°07'50" E | 21.06' |
| L28 | N 86°43'45" E | 35.73' |
| L29 | S 45°49'16" E | 29.91' |
| L30 | S 32°06'17" E | 20.63' |
| L31 | S 13°45'14" E | 16.64' |
| L32 | S 46°12'50" W | 30.80' |
| L33 | S 29°49'18" W | 42.52' |
| L34 | S 56°27'05" E | 13.05' |
| L35 | S 39°23'11" E | 39.67' |
| L36 | S 19°09'18" E | 26.56' |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L37 | S 17°16'19" W | 23.00' |
| L38 | S 53°46'22" W | 16.68' |
| L39 | S 20°08'08" W | 23.73' |
| L40 | S 37°33'01" W | 40.92' |
| L41 | S 70°33'07" W | 17.19' |
| L42 | S 42°39'14" W | 27.31' |
| L43 | S 11°15'29" W | 39.19' |
| L44 | S 15°44'38" E | 13.68' |
| L45 | S 7°20'11" E | 34.62' |
| L46 | S 69°16'28" W | 64.43' |
| L47 | S 36°32'45" W | 50.45' |
| L48 | N 37°04'19" W | 50.00' |
| L49 | N 87°07'40" E | 13.87' |
| L50 | N 23°10'36" E | 40.02' |
| L51 | N 90°00'00" W | 19.36' |
| L52 | N 4°00'00" E | 47.11' |
| L53 | S 30°00'00" W | 36.06' |

| BLOCK 2 | |
|---------|------------|
| LOT NO. | AREA (Ac.) |
| 34 | 0.17 |
| 35 | 0.16 |
| 36 | 0.17 |
| 37 | 0.16 |
| 38 | 0.19 |
| 39 | 0.22 |
| 40 | 0.18 |
| 41 | 0.16 |
| 42 | 0.17 |
| 43 | 0.15 |
| 44 | 0.16 |
| 45 | 0.19 |
| 46 | 0.25 |
| 47 | 0.20 |
| 48 | 0.16 |

| BLOCK 2 | |
|---------|------------|
| LOT NO. | AREA (Ac.) |
| 49 | 0.15 |
| 50 | 0.17 |
| 51 | 0.19 |
| 52 | 0.20 |
| 53 | 0.20 |
| 54 | 0.19 |
| 55 | 0.20 |
| 56 | 0.18 |
| 57 | 0.17 |
| 58 | 0.16 |
| 59 | 0.16 |
| 60 | 0.16 |
| 61 | 0.17 |
| 62 | 0.18 |
| 63 | 0.20 |

| BLOCK 5 | |
|---------|------------|
| LOT NO. | AREA (Ac.) |
| 1 | 0.16 |
| 2 | 0.17 |
| 3 | 0.20 |
| 4 | 0.18 |
| 5 | 0.18 |
| 6 | 0.18 |
| 7 | 0.17 |
| 8 | 0.14 |
| 9 | 0.15 |
| 10 | 0.15 |
| 11 | 0.14 |
| 12 | 0.16 |
| 13 | 0.18 |
| 14 | 0.15 |
| 15 | 0.14 |

| BLOCK 5 | |
|---------|------------|
| LOT NO. | AREA (Ac.) |
| 16 | 0.17 |
| 17 | 0.19 |
| 18 | 0.16 |
| 19 | 0.16 |
| 20 | 0.15 |
| 21 | 0.16 |
| 22 | 0.17 |
| 23 | 0.18 |
| 24 | 0.18 |
| 25 | 0.17 |
| 26 | 0.16 |
| 27 | 0.16 |
| 28 | 0.19 |
| 29 | 0.18 |

- GENERAL NOTES:
- ORIGIN OF BEARING SYSTEM: Found monuments delineating the south and east lines of Siena, Phase 2 as recorded in Volume 11301, Page 206, Official Records of Brazos County, Texas.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C02051, Map Revised April 2, 2014, a portion of this property is located in the Special Flood Hazard Area Zone AE. The limits shown are approximate and were scaled from said map.
 - The minimum building setback requirements are: Front Setback: 20 feet Side Setback: 5 feet Rear Setback: 5 feet Unless otherwise indicated, all distances shown along curves are arc lengths.
 - Common Areas and Stormwater Detention Area shall be owned & maintained by the Homeowner's Association (Volume _____ Page _____).
 - Parking restrictions (shown) are to be in accordance with the approved Development Plan for this Planned Development - Housing District (PD-H), approved by the Bryan City Council on June 23, 2009 (Ordinance No. 1814).
 - Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.
 - 1/2" Iron Rod Found
 - 1/2" Iron Rod Set
 - 3/4" Iron Pipe Set
 - PK nail control monuments set for reference at the E of R.O.W. intersections and selected Points of Curvature.
 - Abbreviations:
 - C.A. - Common Area
 - H.O.A. - Homeowner's Association
 - P.D.E. - Public Drainage Easement
 - P.U.E. - Public Utility Easement
 - W.W.E. - Wicksan Water Special Utility District Easement

SHEET NO.
1
OF 2 SHEETS

Development Services
MAY 07 2014
RECEIVED

FINAL PLAT

SIENA, PHASE 5

14.695 ACRES

LOTS 34-63, BLOCK 2
LOTS 1-29, BLOCK 5

JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

MAY, 2014
SCALE: 1" = 50'

OWNER:
BCS Development Co.
4090 S.H. 6 South
College Station, TX 77845
(979) 690-1222

SURVEYOR:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

MB

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, BCS DEVELOPMENT COMPANY owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 8712, Page 243 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Jeff French, Vice President

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, Page _____.

County Clerk, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

Chairman, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated. Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Kevin R. McClure, R.P.L.S. No. 5650

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JOHN AUSTIN SURVEY, Abstract No. 2 in Bryan, Brazos County, Texas and being a part of the 77,259 acre tract described in the deed from Johnny Samuel Rizzo to BCS Development Company recorded in Volume 8712, Page 243 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2-inch iron rod marking the common most easterly corner of Lots 8 and 9, Block 2, SIENA SUBDIVISION, PHASE 2 as recorded in Volume 11301, Page 206 (O.R.B.C.);

THENCE: along the east line of said SIENA SUBDIVISION, PHASE 2 for the following eight (8) calls:

- 1) N 29° 00' 00" W for a distance of 468.69 feet to a found 1/2-inch iron rod for corner,
- 2) N 10° 00' 00" W for a distance of 70.51 feet to a found 1/2-inch iron rod for corner,
- 3) N 37° 03' 43" E for a distance of 110.51 feet to a found 1/2-inch iron rod for corner,
- 4) N 57° 00' 00" E for a distance of 138.77 feet to a found 1/2-inch iron rod for corner,
- 5) N 41° 00' 00" E for a distance of 104.57 feet to a found 1/2-inch iron rod for corner,
- 6) S 32° 00' 00" E for a distance of 155.84 feet to a found 1/2-inch iron rod for corner in the northwest right-of-way line of Positano Loop (based on a 50-foot width),
- 7) 23.68 feet along the said northwest line of Positano Loop in a counter-clockwise direction along the arc of a curve having a central angle of 08° 45' 17", a radius of 155.00 feet, a tangent of 11.87 feet and a long chord bearing N 58° 01' 10" E at a distance of 23.66 feet to a found 1/2-inch iron rod for corner, and
- 8) S 36° 21' 29" E for a distance of 50.00 feet to a found 1/2-inch iron rod for corner in the southeast right-of-way line of said Positano Loop, said iron rod also marking the northwest corner of the 3.722 acre tract described in the deed from BCS Development Company to the City of Bryan recorded in Volume 9462, Page 21 (O.R.B.C.);

THENCE: along the south line of said SIENA SUBDIVISION, PHASE 2, said line being common with the south line of the said 3.722 acre City of Bryan tract for the following fourteen (14) calls:

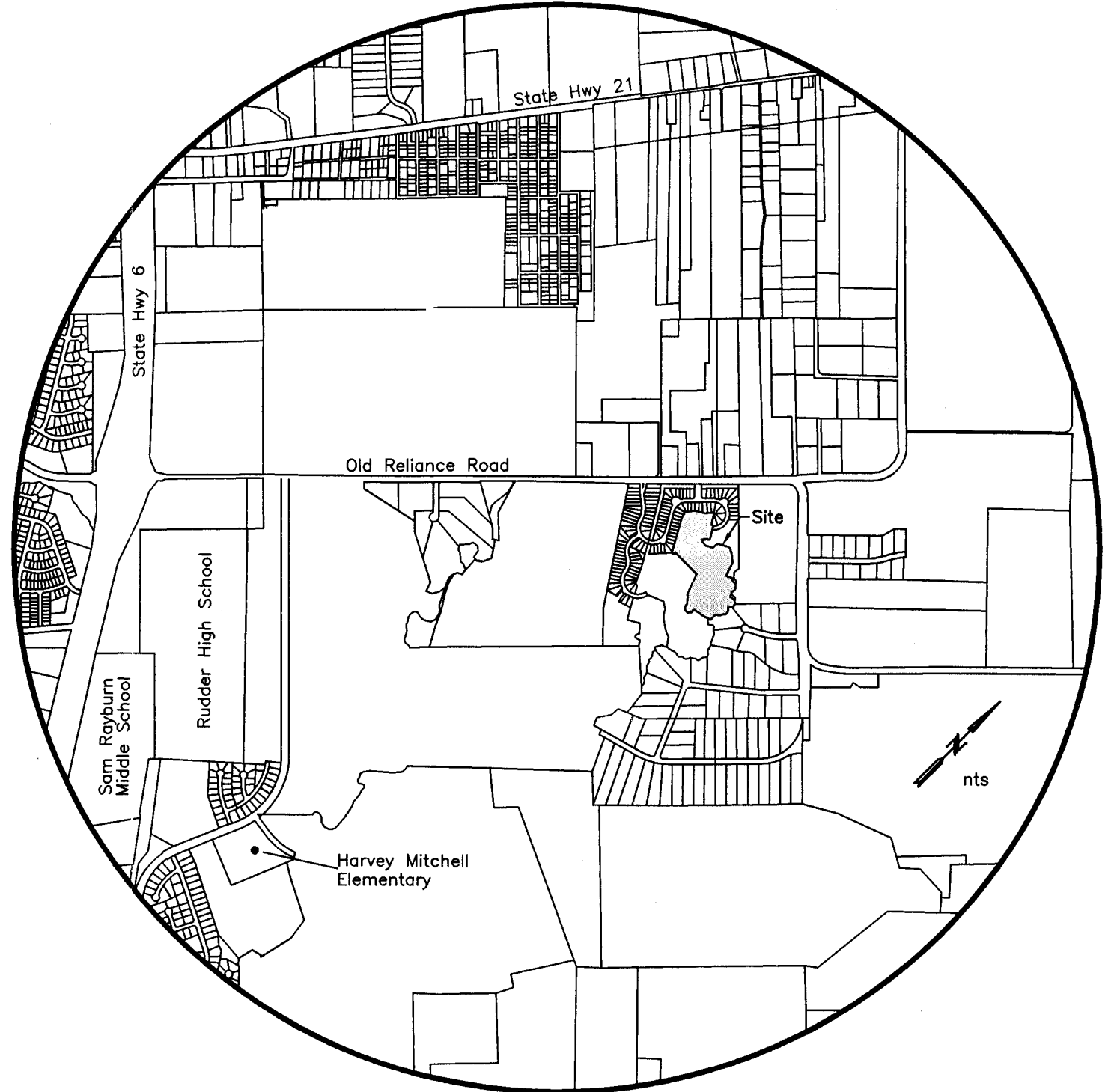
- 1) S 30° 00' 00" E for a distance of 118.40 feet to a found 1/2-inch iron rod for corner,
- 2) S 54° 58' 43" W for a distance of 39.42 feet to a found 1/2-inch iron rod for corner,
- 3) S 35° 10' 42" W for a distance of 57.91 feet to a found 1/2-inch iron rod for corner,
- 4) S 44° 19' 54" E for a distance of 44.53 feet to a found 1/2-inch iron rod for corner,
- 5) S 87° 00' 00" E for a distance of 73.88 feet to a found 1/2-inch iron rod for corner,
- 6) N 61° 00' 00" E for a distance of 100.00 feet to a found 1/2-inch iron rod for corner,
- 7) N 08° 23' 21" E for a distance of 82.34 feet to a found 1/2-inch iron rod for corner,
- 8) N 60° 00' 00" E for a distance of 124.82 feet to a found 1/2-inch iron rod for corner,
- 9) N 72° 20' 32" E for a distance of 26.89 feet to a found 1/2-inch iron rod for corner,
- 10) S 61° 35' 47" E for a distance of 88.81 feet to a found 1/2-inch iron rod for corner,
- 11) S 51° 00' 26" E for a distance of 97.06 feet to a found 1/2-inch iron rod for corner,
- 12) S 18° 19' 10" E for a distance of 201.37 feet to a found 1/2-inch iron rod for corner,
- 13) N 65° 00' 00" E for a distance of 20.14 feet to a found 1/2-inch iron rod for corner, and
- 14) N 64° 00' 50" E for a distance of 76.80 feet to a found 1/2-inch iron rod for corner to a found 1/2-inch iron rod marking the southeast corner of the said 3.722 acre tract, said iron rod being in the northeast line of the said 77,259 acre tract and on the east high bank of an Un-Named tributary of Corters Creek,

THENCE: along the monumented east high bank of said unknown tributary and the northeast line of the said 77,259 acre tract for the following thirty-two (32) calls:

- 1) S 35° 03' 01" E for a distance of 25.73 feet to a found 1/2-inch iron rod for corner,
- 2) S 85° 11' 26" E for a distance of 33.84 feet to a found 1/2-inch iron rod for corner,
- 3) N 82° 18' 07" E for a distance of 16.56 feet to a found 1/2-inch iron rod for corner,
- 4) S 71° 16' 35" E for a distance of 21.38 feet to a found 1/2-inch iron rod for corner,
- 5) S 34° 20' 35" E for a distance of 27.24 feet to a found 1/2-inch iron rod for corner,
- 6) S 32° 35' 59" E for a distance of 23.57 feet to a found 1/2-inch iron rod for corner,
- 7) S 05° 50' 33" E for a distance of 22.54 feet to a found 1/2-inch iron rod for corner,
- 8) S 25° 54' 49" W for a distance of 32.72 feet to a found 1/2-inch iron rod for corner,
- 9) S 49° 52' 19" E for a distance of 17.57 feet to a found 1/2-inch iron rod for corner,
- 10) S 45° 38' 16" E for a distance of 32.64 feet to a found 1/2-inch iron rod for corner,
- 11) S 39° 44' 14" E for a distance of 15.94 feet to a found 1/2-inch iron rod for corner,
- 12) S 38° 45' 40" E for a distance of 27.77 feet to a found 1/2-inch iron rod for corner,
- 13) N 34° 21' 59" E for a distance of 14.80 feet to a found 1/2-inch iron rod for corner,
- 14) N 85° 07' 50" E for a distance of 21.06 feet to a found 1/2-inch iron rod for corner,
- 15) N 86° 43' 45" E for a distance of 55.73 feet to a found 1/2-inch iron rod for corner,
- 16) S 45° 49' 16" E for a distance of 29.91 feet to a found 1/2-inch iron rod for corner,
- 17) S 32° 06' 17" E for a distance of 20.63 feet to a found 1/2-inch iron rod for corner,
- 18) S 13° 45' 14" E for a distance of 16.64 feet to a found 1/2-inch iron rod for corner,
- 19) S 46° 12' 50" W for a distance of 30.80 feet to a found 1/2-inch iron rod for corner,
- 20) S 29° 49' 18" W for a distance of 42.52 feet to a found 1/2-inch iron rod for corner,
- 21) S 56° 27' 05" E for a distance of 13.05 feet to a found 1/2-inch iron rod for corner,
- 22) S 39° 23' 11" E for a distance of 39.67 feet to a found 1/2-inch iron rod for corner,
- 23) S 19° 09' 18" E for a distance of 26.56 feet to a found 1/2-inch iron rod for corner,
- 24) S 17° 16' 19" W for a distance of 23.00 feet to a found 1/2-inch iron rod for corner,
- 25) S 53° 46' 22" W for a distance of 16.68 feet to a found 1/2-inch iron rod for corner,
- 26) S 20° 08' 08" W for a distance of 23.73 feet to a found 1/2-inch iron rod for corner,
- 27) S 37° 33' 01" W for a distance of 40.92 feet to a found 1/2-inch iron rod for corner,
- 28) S 70° 33' 07" W for a distance of 17.19 feet to a found 1/2-inch iron rod for corner,
- 29) S 42° 39' 14" W for a distance of 27.31 feet to a found 1/2-inch iron rod for corner,
- 30) S 11° 15' 29" W for a distance of 39.19 feet to a found 1/2-inch iron rod for corner,
- 31) S 15° 44' 38" E for a distance of 13.68 feet to a found 1/2-inch iron rod for corner, and
- 32) S 07° 20' 11" E for a distance of 34.62 feet to a found 1/2-inch iron rod for corner,

THENCE: through the interior of the said 77,259 acre BCS Development Company tract for the following thirteen (13) calls:

- 1) S 69° 16' 28" W for a distance of 64.43 feet to a 1/2-inch iron rod set for corner,
- 2) S 77° 58' 12" W for a distance of 185.23 feet to a 1/2-inch iron rod set for corner,
- 3) 19.96 feet in a clockwise direction along the arc of a curve having a central angle of 05° 34' 43", a radius of 205.00 feet, a tangent of 9.89 feet and a long chord bearing S 24° 58' 11" W at a distance of 19.95 feet to a 3/4-inch iron pipe set for the Point of Reverse Curvature,
- 4) 32.11 feet along the arc of said reverse curve having a central angle of 73° 35' 03", a radius of 25.00 feet, a tangent of 18.70 feet and a long chord bearing S 09° 01' 59" E at a distance of 29.95 feet to a 3/4-inch iron pipe set for corner,
- 5) S 36° 32' 45" W for a distance of 50.45 feet to a 3/4-inch iron pipe set for corner,
- 6) 35.45 feet in a counter-clockwise direction along the arc of a curve having a central angle of 81° 14' 49", a radius of 25.00 feet, a tangent of 21.45 feet and a long chord bearing N 86° 26' 55" W at a distance of 32.55 feet to a 3/4-inch iron pipe set for corner,
- 7) N 37° 04' 19" W for a distance of 50.00 feet to a 1/2-inch iron rod set for corner,
- 8) 17.08 feet in a counter-clockwise direction along the arc of a curve having a central angle of 06° 18' 44", a radius of 155.00 feet, a tangent of 8.55 feet and a long chord bearing N 49° 46' 19" E at a distance of 17.07 feet to a 1/2-inch iron rod set for corner,
- 9) N 39° 00' 00" W for a distance of 140.11 feet to a 1/2-inch iron rod set for corner,
- 10) S 87° 07' 40" W for a distance of 13.87 feet to a 1/2-inch iron rod set for corner,
- 11) N 20° 00' 00" W for a distance of 295.28 feet to a 1/2-inch iron rod set for corner,
- 12) N 80° 00' 00" W for a distance of 407.77 feet to a 1/2-inch iron rod set for corner, and
- 13) S 23° 10' 36" W for a distance of 40.02 feet to the POINT OF BEGINNING and containing 14.659 acres of land, more or less.



Vicinity Map

FINAL PLAT

SIENA, PHASE 5
14.695 ACRES

LOTS 34-63, BLOCK 2
LOTS 1-29, BLOCK 5

JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

MAY, 2014
SCALE: 1" = 50'

SHEET NO.

2
OF 2 SHEETS

Owner:
BCS Development Co.
4090 S.H. 6 South
College Station, TX 77845
(979) 690-1222

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 105
College Station, Texas 77845
(979) 693-3838

MB

10630033-fp.dwg